



Connells

Abbey Road
Torquay



Property Description

A Centrally Located Maisonette which has been much improved by its Present Owners. The Property Comprises of Entrance Hallway, Open Plan Lounge/Kitchen, 3 Bedrooms and Family Bathroom. The property benefits from UPVC Double Glazing, Gas Central Heating and Front Garden Area laid to a Rockery and Flower Bed with a selection of Shrubbery. An Internal Viewing is Highly Recommended To Appreciate The Accommodation On Offer.

Lounge / Bedroom 3

13' 7" x 9' 9" max (4.14m x 2.97m max)

Cornice to ceiling. Double panelled wall mounted radiator. UPVC double glazed window facing to the rear of the property. Telephone point. Television point.

Kitchen / Lounge

15' 2" x 11' 4" (4.62m x 3.45m)

Kitchen Area:- Fitted kitchen with white wooden panelled units. Incorporated into units is a stainless steel gas hob with extractor above and double oven. Cornice to ceiling. Space and connection for washing machine. Wall mounted combination boiler. Space for fridge freezer. Linoleum flooring. Breakfast bar with roll top work surface. Acrylic sink incorporated into units with mixer tap above and drainer beside. White tiling to splash back area. Double panelled wall mounted radiator. Lounge Area:- Wood effect laminate flooring. Original cast iron fireplace and wooden mantle and surround and either side of the fireplace is recesses with built-in cabinets either side of the fireplace and built-in shelving. UPVC double glazed window facing the front of the property. Feature spotlights to centre. Telephone point. Television point.

Bedroom

7' 7" x 11' 7" (2.31m x 3.53m)

Feature spotlight to ceiling. Double panelled wall mounted radiator. Wooden hatch which gives access to storage space into eaves. UPVC double glazed window facing the front of the property overlooking surrounding areas.

Bedroom

7' 3" x 9' 4" (2.21m x 2.84m)

Double panelled wall mounted radiator. UPVC double glazed window facing to the front of the property overlooking the surrounding areas of Torquay. Telephone point. Feature lighting in the centre of the room.

Bathroom

Three-piece suite comprising panelled bath with Triniton Rapid shower over, low level flush WC and pedestal sink with stainless steel taps above. Tiled splash back area. Single panelled wall mounted radiator. Wall mounted towel and toilet roll holder. UPVC double glazed obscure glazed window facing the rear of the property. Wooden cladding to ceiling.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



To view this property please contact Connells on

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115 Union Street
 TORQUAY TQ1 3DW Council Tax Band: A

EPC Rating: D

view this property online connells.co.uk/Property/TQY313821

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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